



To arrange a viewing
please call 01908 675747

*** OFFERED CHAIN FREE *** This beautifully presented TOP FLOOR retirement apartment boasts TWO SPACIOUS BEDROOMS with BUILT IN WARDROBES to BEDROOM ONE, JACK and JILL WETROOM, LARGE LOUNGE/DINER with DUAL ASPECT WINDOWS and JULIET BALCONY, plus a SEPARATE KITCHEN. Benefits also include COMMUNAL HAIR SALON, DINING AREAS, LIBRARY, INDOOR BOWLS GREEN, plus COMMUNAL GARDENS for all RESIDENTS.

- Offered Chain Free
- Over 60's Retirement Complex
- Internal Lift Access
- Communal Salon, Library, Shop and Dining Area
- Communal Indoors Bowls Green
- Top Floor Apartment
- Guest Suites Available
- Private Residents Parking
- Highly Desirable Location
- Walking Distance to Newport Pagnell High Street

LOCATION: MHA The Limes, Westbury Lane, Newport Pa
The Limes offers the opportunity to join a friendly community, with all the freedom and privacy of having your own front door. It has a range of facilities and amenities that are designed to make retired life easy and enjoyable.

The development has 50 one and two bedroom apartments, creating a diverse and vibrant community of residents aged 60 and over.

Offering a convenient location close to amenities and travel links, The Limes is the ideal place to enjoy a fulfilled retirement. With Milton Keynes and Bletchley within easy reach and Bedford and Olney nearby there is a wealth of attractions close by.

Transport links include the local train station connecting you with London and Birmingham and bus routes to more local destinations make for an independent retirement either with or without a car.

HALLWAY

KITCHEN
11'6" x 9'6"

LOUNGE/DINER
17'5" x 11'1"

MASTER BEDROOM
13'3" x 13'1"



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BEDROOM TWO

9'3" x 9'6"

JACK AND JILL BATHROOM

TENURE

Leasehold

We have been advised that there are 113 years remaining on the lease

Council tax band - B (£1,511 p/yr)

SERVICE CHARGE INFORMATION

We have been advised the service charge is £495.83 per month

This covers all communal cleaning and maintenance, external window cleaning, water and sewerage, buildings insurance and estate management.

It includes the costs of heating, lighting and water for the communal areas and the heating, hot water and water for the apartments.

MHA does not receive any incentives from suppliers for services paid for through the service charge.

Utilities Charge Heating, hot water and water is included in the service charge.

We have been advised that the Ground Rent is £483.34 per annum

WELLBEING CHARGES INFORMATION

We have been advised the wellbeing charges are £312.31 per month

This includes 24-hour staffing on site, help in an emergency and the coordination of an activities and events programme.

24-hour Emergency Response is provided through the Wellbeing Charge. This is not a care service but will provide support during an emergency and may involve co-ordinating external agencies. Any agreed night care package will be included in your care and support plan, form part of your care agreement and be charged for separately.



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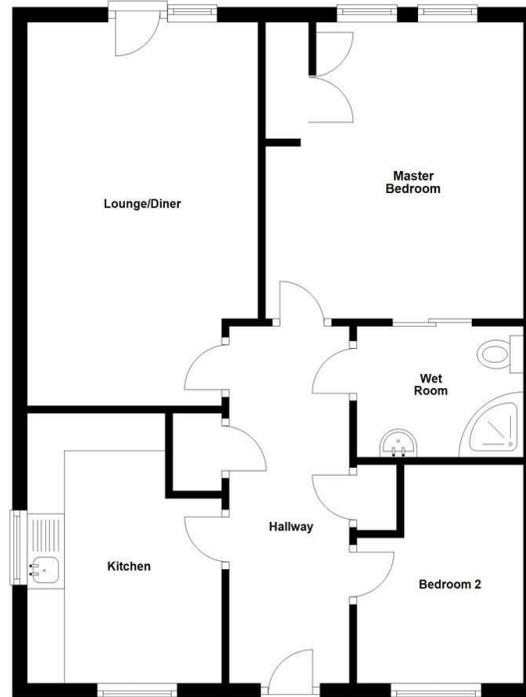


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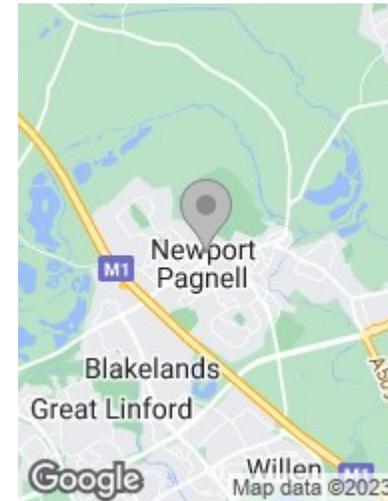




Top Floor
Approx. 57.7 sq. metres (621.3 sq. feet)



Total area: approx. 57.7 sq. metres (621.3 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Draft Details

These details have been submitted to our clients but at the moment have not been approved by them. We therefore, cannot guarantee their accuracy and they are distributed on this basis. Please ensure you have a copy of our approved details before committing yourself to any expense.

Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we shall be pleased to check any information for you. Do so, especially if travelling any distance to view the property.

The mention of any appliances and/or services within these details does not imply they are in full and efficient working order.

Any plans included within these details are a GUIDE TO THE LAYOUT OF THE PROPERTY ONLY and are NOT DRAWN TO SCALE. Dimensions are approximate.

Mortgage Information

We can offer independent mortgage advice. Please call us to discuss your requirements. Your home may be repossessed if you do not keep up repayment on your mortgage or any loans secured on it.

Property Valuations

We have some of the most experienced property valuers in Milton Keynes and would welcome the opportunity to carry out a VALUATION and MARKET APPRAISAL of your home.

Viewing Arrangements

Please call us to make an appointment to view this property.

Monday to Friday 9.00 am - 6.00 pm
Saturday 9.00 am - 4.00 pm
Sunday CLOSED

